



Gaithersburg

A CHARACTER COUNTS! CITY

DWELLING UNITS AND ESTIMATED POPULATION

July 1999

City of Gaithersburg, Planning and Code Administration
31 South Summit Avenue, Gaithersburg, Maryland 20877
Telephone: 301-258-6330

PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of July 1999.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning and Code Administration, county tax maps, aerials, and phone verification, as well as field inspections conducted by the staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning and Code Administration.

CHART DEFINITIONS AND ABBREVIATIONS

CENSUS BLOCK: smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

CENSUS TRACT: a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

CONDOMINIUM (C): townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): a dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1 person per unit for the elderly.

FUTURE DWELLING UNIT (FUT DU): a dwelling unit approved for construction or under construction as of the date of this report.

HOMEOWNERS' ASSOCIATION (H): a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

NEIGHBORHOOD: one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

OTHER USES: houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): total estimated population upon completion of all approved residential construction projects.

PROJECTED GROWTH: estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

RENTAL (R): a dwelling unit that is available for rent.

TAX MAP: maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

TO BE COMPLETED (TO BE COMPL): dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): completed dwelling units ready for occupancy.

UNIT TOTAL: combination of completed and to be completed dwelling units.

CITY OF GAITHERSBURG

Planning Neighborhoods



CITY OF GAITHERSBURG
JULY 1999
DWELLING UNITS AND ESTIMATED POPULATION

01-Jul-99

NEIGHBORHOOD 1 OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
------------------------------	----------------	-----------------------------------	--------

DWELLING TYPE: SINGLE FAMILY		POPULATION FACTOR: 3.15	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
E. DEER PARK/LYNPARK/BEANE				FT 561	404	401	0	3	1,263	9	1,273	7007.04	101,102,103,104,105,106,107,108
EAST DIAMOND				FT 562	21	15	6	0	47	0	47	7007.08	906 908
EMORY HILLS (COX PROPERTY)				FT 563	6	0	0	6	0	19	19	7007.09	523A
EMORY WOODS				FT 563	11	0	0	11	0	35	35	7007.09	901A
REALTY PARK				FT 342	60	58	2	0	183	0	183	7007.07	108 928 107
RUSSELL & BROOKES ADDITION				FT 562	65	51	14	0	161	0	161	7007.07	101,104,105,106,913,914,924
SAYBROOKE II	H			FT 562	143	143	0	0	450	0	450	7007.08	901A
SAYBROOKE IV	H			GT 122	19	19	0	0	60	0	60	7007.08	901A
SAYBROOKE VILLAGE	H			GT 122	416	416	0	0	1,310	0	1,310	7007.08	901A
SCATTERED (I)				FT 562	7	7	0	0	22	0	22	7007.05	113 & 7007.04 303
WALKER'S ADDITION				FT 562	28	28	0	0	88	0	88	7007.07	107 106
GATEWAY COMMONS	H			FS 563	52	52	0	0	164	0	164	7007.04	205
WHETSTONE RUN	H			FT 562	86	86	0	0	271	0	271	7007.08	901 902 909
SINGLE FAMILY SUBTOTAL					1,318	1,276	22	20	4,019	63	4,082		

(I) SCATTERED INCLUDES ST.MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607,& 611 S. FREDERICK AVE.

DWELLING TYPE: TOWNHOUSES		POPULATION FACTOR: 2.89	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY VILLAS (DUPLEXES)*				FT 342	77	74	3	0	148	0	148	7007.07	928
AUDUBON SQUARE (FALLBROOK)	H			FT 562	234	234	0	0	676	0	676	7007.08	906
CAROLANN COURTS CONDO	C			FT 562	24	24	0	0	69	0	69	7007.08	906
EMORY WOODS				FT 563	27	0	0	27	0	78	78	7007.09	901A
GATEWAY COMMONS	H			FS 563	83	83	0	0	240	0	240	7007.04	205
LEE AVENUE DUPLEXES	H			FT 562	4	4	0	0	12	0	12	7007.07	913
NEWPORT ESTATES SECTION I	C			FT 562	54	54	0	0	156	0	156	7007.08	901A
NEWPORT ESTATES SECTION II	C			FT 562	103	103	0	0	298	0	298	7007.08	901A
NEWPORT ESTATES SECTION III	C			FT 562	134	134	0	0	387	0	387	7007.08	901A
TOWNHOUSE SUBTOTAL					740	710	3	27	1,986	78	2,064		

* Population Factor: 2

CITY OF GAITHERSBURG

01-Jun-99

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 1, CONTINUED OLDE TOWNE	DWELLING UNITS				CURRENT & ESTIMATED POPULATION			CENSUS
---	----------------	--	--	--	-----------------------------------	--	--	--------

DWELLING TYPE: APARTMENTS		POPULATION FACTOR:	H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
		2.17	C	MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
ASBURY**				FT 562	832	733	0	99	909	123	1,032	7007.07	924B
ASBURY ASSISTED LIVING**				FT562	133	133	0	0	165	0	133	7007.07	
BROOK MANOR	R			FT 562	11	11	0	0	24	0	24	7007.07	101
CHESLINE	R			FT 341	22	22	0	0	48	0	48	7007.07	126
CRESTWOOD TERRACE	R			FT 562	108	108	0	0	234	0	234	7007.08	906
DALAMAR	R			FT 342	120	120	0	0	260	0	260	7007.07	117
DEER PARK APARTMENTS	R			FT 562	22	22	0	0	48	0	48	7007.08	906
DEER PARK GARDENS	R			FT 561	40	38	2	0	82	0	82	7007.04	303
DIAMOND COURTS	R			FT 562	26	26	0	0	56	0	56	7007.08	906
DIAMOND OAK CONDOS	C			FT 562	36	36	0	0	78	0	78	7007.07	105
FOREST OAK/NAGEL	R			FT 562	11	11	0	0	24	0	24	7007.07	101
FOREST OAK TOWERS	R			FT 342	175	175	0	0	380	0	380	7007.07	929
FREESTATE	R			FT 342	16	16	0	0	35	0	35	7007.07	117
GAITHER HOUSE	R			FT 561	95	95	0	0	206	0	206	7007.04	303
LANIGAN	R			FT 561	5	5	0	0	11	0	11	7007.04	303
KING	R			FT 562	9	9	0	0	20	0	20	7007.07	102
LAKE SIDE	R			FT 561	45	45	0	0	98	0	98	7007.04	303
LAR-KEN	R			FT 562	44	44	0	0	95	0	95	7007.08	906
LYN-BROOK/NAGEL	R			FT 562	8	8	0	0	17	0	17	7007.07	101
MONTGOMERY HOUSE	R			FT 561	50	50	0	0	109	0	109	7007.04	303
PARK STATION (MAGRUDER)***	R			FT 561	386	0	0	386	0	838	838	7007.07	901A
CAMDEN AT SAYBROOKE	C			GT 122	252	252	0	0	547	0	547	7007.08	901A
SCHNEIDER/HOUSE	R			FT 342	33	31	2	0	67	0	67	7007.07	929
SEIDL	R			FT 562	11	11	0	0	24	0	24	7007.07	101
SPRING RIDGE (LAKEFOREST PL.)	R			FT 561	204	204	0	0	443	0	443	7007.08	904 906
STREAMSIDE EAST	R			FT 562	237	237	0	0	514	0	514	7007.08	906
STP SIDE WEST	R			FT 562	182	179	3	0	388	0	388	7007.08	905 906
SU CREST	R			FT 562	232	231	1	0	501	0	501	7007.08	907 906
TY GAYN (CROWN)	R			FT 562	25	25	0	0	54	0	54	7007.08	906
VILLA RIDGE (VICTORY FARM)	C			FT 562	417	417	0	0	905	0	905	7007.08	906
WAYNE GARDENS	R			FT 561	23	23	0	0	50	0	50	7007.04	303
WELLS/KEATING (MILLS/NASH)	R			FT 561	18	8	10	0	17	0	17	7007.07	105
WHETSTONE	R			FT 342	102	102	0	0	221	0	221	7007.07	928
WOODLAWN PARK	R			FT 342	44	44	0	0	95	0	95	7007.07	928
YOUNG (KING II)	R			FT 562	6	6	0	0	13	0	13	7007.07	102
APARTMENT SUBTOTAL					3,980	3,477	18	485	6,740	960	7,668		

** POPULATION FACTOR: 1.24

*** WILL BE CONSTRUCTED ON THE SITE THAT CONTAINED OLDE TOWNE APARTMENTS

DWELLING TYPE: SPECIAL PLACES		POPULATION FACTOR:	H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
		SPECIAL	C	MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
ASBURY NURSING HOME****				FT562	1	1	0	0	285	0	285	7007.07	924
WELLS-ROBERTSON HOUSE*****				FT561	1	1	0	0	14	0	14	7007.04	109,110,111,203,210,301,302,303
SPECIAL PLACES SUBTOTAL					2	2	0	0	299	0	299		

**** POPULATION FACTOR: 285

***** POPULATION FACTOR: 14

NEIGHBORHOOD 1 TOTAL					6,040	5,465	43	532	13,044	1,101	14,114		
----------------------	--	--	--	--	-------	-------	----	-----	--------	-------	--------	--	--

CITY OF GAITHERSBURG JULY 1999 DWELLING UNITS AND ESTIMATED POPULATION

01-Jul-99

NEIGHBORHOOD 2 BRIGHTON	DWELLING UNITS	CURRENT AND ESTIMATED POPULATION	CENSUS
----------------------------	----------------	-------------------------------------	--------

DWELLING TYPE: SINGLE FAMILY		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H	TAX	TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
3.15	C MAP									
BRIGHTON WOODS	FS 563	139	139	0	0	438	0	438	7007.05	201 302 303 304
BROWN'S ADDITION	FT 341	177	177	0	0	558	0	558	7007.05	103,104,105,106,201,304,305,307
DESELLUM OAKS	FT 341	11	4	0	7	13	22	35	7007.05	201 302
KRA-BAR GARDENS	FS 563	28	28	0	0	88	0	88	7007.05	201 302
LONDONDERRY/WATER'S WAY	FT 341	18	18	0	0	57	0	57	7007.07	118 304 305 306 307
MEEM'S ADDITION	FT 341	50	49	0	1	154	3	158	7007.07	103 110 111 116
OBSERVATORY HEIGHTS	FT 341	60	60	0	0	189	0	189	7007.05	103 107 119 201
ROSEMONT	FS 563	51	51	0	0	161	0	161	7007.05	401A,402,406,407,408,410
SUNNYSIDE COURTS	FT 341	18	18	0	0	57	0	57	7007.05	304
SUMMIT HALL ESTATES	FT 341	32	32	0	0	101	0	101	7007.05	302 304
SUMMIT HALL-SUMMIT PARK	FT 561	16	16	0	0	50	0	50	7007.05	304 119 201
THOMAS ADDITION	FT 341	2	2	0	0	6	0	6	7007.05	201 304
SINGLE FAMILY SUBTOTAL		602	594	0	8	1,871	25	1,896		

DWELLING TYPE: TOWNHOUSES		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H	TAX	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP.		
2.89	C MAP									
BRIGHTON EAST I CONDOS	C FS 343	45	45	0	0	130	0	130	7007.05	312
BRIGHTON EAST II CONDOS	C FS 343	69	69	0	0	199	0	199	7007.05	307 308
BRIGHTON EAST III CONDOS	C FS 343	41	41	0	0	118	0	118	7007.05	307
CEDAR VILLAGE CONDOS	C FS 563	45	45	0	0	130	0	130	7007.05	313
CASEY TOWNHOUSES (RENTALS)	R FS 563	12	12	0	0	35	0	35	7007.05	301
DEER PARK PLACE	H FS 343	145	145	0	0	419	0	419	7007.05	312
FOXWOOD	H FT 341	112	112	0	0	324	0	324	7007.05	307
SPRINGHOLLOW	H FT 341	11	11	0	0	32	0	32	7007.05	103
TOWNHOUSE SUBTOTAL		480	480	0	0	1,387	0	1,387		

DWELLING TYPE: APARTMENTS		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H	TAX	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP.		
2.17	C MAP									
DIAMOND HOUSE	R FT 341	17	17	0	0	37	0	37	7007.05	103
EXECUTIVE GARDENS	R FT 561	85	84	1	0	182	0	182	7007.05	103
FIRESIDE CONDOS	C FS 343	258	258	0	0	560	0	560	7007.05	309 310 311 314 315
LILAC GARDENS CONDOS	C FT 341	31	31	0	0	67	0	67	7007.05	103
ROSEDALE	R FS 563	192	191	1	0	414	0	414	7007.05	407 410
SEIDL 49 W. DIA.	R FT 341	35	35	0	0	76	0	76	7007.05	103
STRATFORD PLACE	R FT 561	350	349	1	0	757	0	757	7007.05	201
SUMMIT HALL	R FT 341	22	22	0	0	48	0	48	7007.05	103
WEST DEER PARK	R FS 563	198	198	0	0	430	0	430	7007.05	202
APARTMENT SUBTOTAL		1,188	1,185	3	0	2,571	0	2,571		

NEIGHBORHOOD 2 TOTAL	2,270	2,259	3	8	5,830	25	5,855
----------------------	-------	-------	---	---	-------	----	-------

CITY OF GAITHERSBURG

JULY 1999

JL-99

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 3 MUDDY BRANCH	DWELLING UNITS				CURRENT & ESTIMATED POPULATION			CENSUS	
--------------------------------	----------------	--	--	--	-----------------------------------	--	--	--------	--

DWELLING TYPE: SINGLE FAMILY				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
3.15	C	MAP										
MISSION HILLS	H	FS 341		52	52	0	0	164	0	164	7008.01	913
WASH. VILLAGE (CRESTFIELD)	C	FS 342		90	90	0	0	284	0	284	7008.01	906A
SINGLE FAMILY SUBTOTAL				142	142	0	0	447	0	447		

DWELLING TYPE: TOWNHOUSES				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
2.89	C	MAP										
BRIGHTON WEST I CONDOS	C	FS 343		49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST II CONDOS	C	FS 343		46	46	0	0	133	0	133	7008.01	901A
BRIGHTON WEST III CONDOS	C	FS 343		49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST IV CONDOS	C	FS 343		52	52	0	0	150	0	150	7008.01	901A
BRIGHTON WEST V CONDOS	C	FS 343		59	59	0	0	171	0	171	7008.01	901A
GATEWAY PK @ WASH CTR	H	FS 342		83	23	0	60	66	173	240	7008.01	901A
GREENS OF WARTHER	C	FS 342		159	159	0	0	460	0	460	7008.01	909A
PARK SUMMIT	H	FS 343		323	323	0	0	933	0	933	7008.01	901A
SHADY GROVE VILLAGE I PAR B	H	FS 342		177	177	0	0	512	0	512	7008.01	904 907 908
SHADY GROVE VILLAGE II PAR 2	C	FS 342		122	122	0	0	353	0	353	7008.01	904 906
SHADY GROVE VILLAGE II PAR 3	C	FS 342		108	108	0	0	312	0	312	7008.01	904
SHADY GROVE VILLAGE III SEC.2	H	FS 342		80	80	0	0	231	0	231	7008.01	906
TOWNS OF WARTHER	H	FS 342		335	335	0	0	968	0	968	7008.01	909A
WASHINGTONIAN TOWNS	H	FS 342		212	212	0	0	613	0	613	7008.01	909A 912
TOWNHOUSE SUBTOTAL				1,854	1,794	0	60	5,185	173	5,358		

DWELLING TYPE: APARTMENTS				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
2.17	C	MAP										
BRIGHTON VILLAGE	R	FS 343		600	596	4	0	1,293	0	1293	7008.01	902 903
GOVERNOR'S SQUARE	R	FS 343		238	238	0	0	516	0	516	7008.01	901A
PARK SUMMIT CONDOMINIUMS	C	FS 343		72	72	0	0	156	0	156	7008.01	901A
SUBURBAN PARK	R	FS 342		168	168	0	0	365	0	365	7008.01	906A
APARTMENT SUBTOTAL				1,078	1,074	4	0	2,331	0	2331		

NEIGHBORHOOD 3 TOTAL				3,074	3,010	4	60	7,963	173	8,136		
----------------------	--	--	--	-------	-------	---	----	-------	-----	-------	--	--

01-Jul-99	CITY OF GAITHERSBURG JULY 1999 DWELLING UNITS AND ESTIMATED POPULATION
-----------	---

NEIGHBORHOOD 4 KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
-----------------------------	----------------	-----------------------------------	--------

DWELLING TYPE: SINGLE FAMILY	POPULATION FACTOR: 3.15	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT FUT POP.	BLOCK
KENTLANDS:												
GATEHOUSE		H	ES 562	146	144	0	2	454	6	460	7008.06	105
HORSESHOE LOTS		H	ES 563	2	2	0	0	6	0	6	7008.06	105
HILL DISTRICT II		H	ES 563	49	49	0	0	154	0	154	7008.06	105
HILL DISTRICT III		H	ES 562	71	71	0	0	224	0	224	7008.06	105
HILL DISTRICT IV		H	ES 562	74	74	0	0	233	0	233	7008.06	105
LOWER LAKE DISTRICT		H	ES 563	16	16	0	0	50	0	50	7008.06	105
MIDDLE AND UPPER LAKE (SDP-4)		H	ES 563	64	61	0	3	192	9	202	7008.06	105
MIDTOWN PHASE I		H	ES 563	16	15	0	1	47	3	50	7008.06	105
MIDTOWN PHASE II		H	ES 563	17	0	0	17	0	54	54	7008.06	105
OLD FARM PHASE I		H	ES 563	17	17	0	0	54	0	54	7008.06	105
OLD FARM PHASE II		H	ES 562	5	5	0	0	16	0	16	7008.06	105
OLD FARM PHASE III		H	ES 562	14	14	0	0	44	0	44	7008.06	105
TSCHIFFELY SQUARE		H	ES 562	28	27	0	1	85	3	88	7008.06	105
KENTLANDS SUBTOTAL				519	495	0	24	1,559	76	1,635		
LAKELANDS												
GATEHOUSE		H	FS122	26	0	0	26	0	82	82	7008.06	105
PHASE I		H	FS122	183	0	0	183	0	576	576	7008.06	105
QUINCE ORCHARD PARK:												
PHASE I			FS 123	116	49	0	67	154	211	365	7008.06	105B
PHASE II			FS 123	174	0	0	174	0	548	548	7008.06	105B
WASHINGTONIAN WOODS			FT 121	375	375	0	0	1,181	0	1,181	7008.06	105
WESTLEIGH			FS 121	192	192	0	0	605	0	605	7008.06	105A 106 107 108
WOODS AT MUDDY BRANCH			FT 121	71	66	0	5	208	16	224	7008.06	105
SINGLE FAMILY SUBTOTAL				1,656	1,177	0	479	3,708	1,509	5,216		

DWELLING TYPE: TOWNHOUSES	POPULATION FACTOR: 2.89	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
KENTLANDS:												
GATEHOUSE		H	ES 562	46	46	0	0	133	0	133	7008.06	105
HILL DISTRICT I		H	ES 563	10	10	0	0	29	0	29	7008.06	105
HILL DISTRICT II		H	ES 563	43	43	0	0	124	0	124	7008.06	105
HILL DISTRICT I (SDP) KENDRICK		C	ES 563	6	6	0	0	17	0	17	7008.06	105
HILL DISTRICT IV		H	ES 563	23	23	0	0	66	0	66	7008.06	105
HORSESHOE LOTS		H	ES 563	32	32	0	0	92	0	92	7008.06	105
MIDTOWN PHASE I		H	ES 563	21	16	0	5	46	14	61	7008.06	105
MIDTOWN PHASE II		H	ES 563	67	0	0	67	0	194	194	7008.06	105
OLD FARM PHASE II		H	ES 562	7	7	0	0	20	0	20	7008.06	105
OLD FARM PHASE III		H	ES 562	23	23	0	0	66	0	66	7008.06	105
MIDDLE & UPPER LAKE (SDP-4)		H	ES 562	21	21	0	0	61	0	61	7008.06	105
ROCKY GORGE (KENTLANDS RIDGE)		H	ES 563	51	51	0	0	147	0	147	7008.06	105
TSCHIFFELY SQUARE		H	FS 123	31	28	0	3	81	9	90	7008.06	105
KENTLANDS SUBTOTAL				381	306	0	75	836	217	1,101		
AMBERFIELD												
LAKELANDS		H	FS 342	394	394	0	0	1,139	0	1,139	7008.06	105
PHASE I (SECTION 1)												
PHASE I (SECTION 2)		H	FS122	92	0	0	86	0	248	248	7008.06	105
THE ORCHARDS		H	FS122	125	0	0	35	0	101	101	7008.06	105
QUINCE ORCHARD PARK:												
PHASE I			FS 123	91	91	0	0	263	0	263	7008.06	105B
PHASE II			FS 123	78	0	0	78	0	225	225	7008.06	105B
TOWNHOUSE SUBTOTAL				1,327	957	0	274	2,617	792	3,557		

NEIGHBORHOOD 4, CONTINUED KENTLANDS	DWELLING UNITS				CURRENT & ESTIMATED POPULATION		CENSUS
--	----------------	--	--	--	-----------------------------------	--	--------

DWELLING TYPE: APARTMENTS		POPULATION FACTOR: H 2.17 C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
KENTLANDS:												
COPPERFIELD CROSSING I-CONDOS	C	ES 562		56	56	0	0	122	0	122	7008.06	105
HILL DISTRICT I (KENDRICK PL) CONDOS	C	ES 563		84	84	0	0	182	0	182	7008.06	105
COPPERFIELD CROSSING II-CONDOS	C	ES 563		28	28	0	0	61	0	61	7008.06	105
KENTLANDS RIDGE CONDOS	C	ES 563		60	60	0	0	130	0	130	7008.06	105
MIDTOWN, PHASE I APTS	R	ES 563		221	0	0	221	0	480	480	7008.06	105
SECTION 4 CENTEX	C	FS 123		70	0	0	70	0	152	152	7008.06	105
SECTION 4 BOZUTTO	C	FS 123		120	0	0	120	0	260	260	7008.06	105
BEACON SQUARE APTS	R	FS 123		240	240	0	0	521	0	521	7008.06	105
KENTLANDS SUBTOTAL				879	468	0	411	1,016	892	1,907		
LAKELANDS:												
PHASE I (SECTION I)		FS 122		462	0	0	462	0	1,003	1,003	7008.06	105B
QUINCE ORCHARD PARK:												
PHASE I		FS 123		0	0	0	0	0	0	0	7008.06	105B
PHASE II-CONDOS	C	FS 123		126	0	0	126	0	273	273	7008.06	105B
TIMBERBROOK-CONDOS	C	FS 342		168	168	0	0	365	0	365	7008.06	105
WASHINGTONIAN WOODS APTS/CONDOS	C	FS 122		200	200	0	0	434	0	434	7008.06	105
APARTMENT SUBTOTAL				1,835	836	0	999	1,814	2,168	3,982		

DWELLING TYPE: OTHER		POPULATION FACTOR: H 1.00 C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
KENTLANDS: URBAN COTTAGES												
GATEHOUSE, OLD FARM	H	ES 563		45	26	0	19	26	19	45	7008.06	105
HILL DISTRICT	H	ES 563		44	0	0	44	0	44	44	7008.06	105
MIDDLE AND UPPER LAKE	H	ES 563		31	1	0	30	1	30	31	7008.06	105
MIDTOWN, PHASE II	H	ES 563		17	0	0	17	0	17	17	7008.06	105
LAKELANDS: URBAN COTTAGES												
PHASE I SECTION I	H	FS 122		0	0	0	0	0	0	0	7008.06	105
PHASE I SECTION II	H	FS 122		75	0	0	75	0	75	75	7008.06	105
KENTLANDS: LIVE/WORK UNITS												
MIDTOWN, PHASE II	H	ES 563		30	0	0	30	0	30	30	7008.06	105
LAKELANDS: LIVE/WORK UNITS												
PHASE I SECTION I	H	FS 122		16	16	0	0	16	0	16	7008.06	105
OTHER DWELLING SUBTOTAL				258	43	0	215	43	215	258		

NEIGHBORHOOD 4 TOTAL				5,076	3,013	0	1,967	8,182	4,684	13,014		
----------------------	--	--	--	-------	-------	---	-------	-------	-------	--------	--	--

* KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS
AND/OR FINAL SITE PLAN APPROVALS

NOTE: URBAN COTTAGE IS AN ACCESSORY APARTMENT ABOVE A GARAGE.
LIVE/WORK UNITS ARE APARTMENTS ABOVE COMMERCIAL USES.

CITY OF GAITHERSBURG

JULY 1999

01-Jul-99

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 5 DIAMOND FARMS	DWELLING UNITS				CURRENT & ESTIMATED POPULATION			CENSUS
---------------------------------	----------------	--	--	--	-----------------------------------	--	--	--------

DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP				UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIDLEWOOD (FERNSHIRE)	H	ES 563		80	80	0	0	252	0	252	7008.05	501
DIAMOND COURTS		FT 121		200	200	0	0	630	0	630	7008.05	407 410 411 412 501
DIAMOND HOUSE		FT 122		1	1	0	0	3	0	3	7008.05	301
FERNSHIRE WOODS	H	ET 561		14	14	0	0	44	0	44	7008.05	501
HIDDEN ORCHARDS	H	FT 121		23	23	0	0	72	0	72	7008.05	501
HUNTER'S TRACE		FT 121		33	33	0	0	104	0	104	7008.05	411
JOAN'S HILL		FT 122		8	8	0	0	25	0	25	7007.06	905A
LEAFY OVERLOOK		FT 122		3	3	0	0	9	0	9	7008.05	402
LONGDRAFT ESTATES	H	ES 563		40	40	0	0	126	0	126	7008.05	501
LONGDRAFT OAKS		FT 123		12	4	0	8	13	25	38	7007.06	905B
ORCHARD HILLS	H	FT 122		91	91	0	0	287	0	287	7008.05	501
PHEASANT RUN	H	FT 122		152	152	0	0	479	0	479	7008.05	301,304,305,306,307,308,403,404,405
REDA SQUARE	H	ET 561		68	68	0	0	214	0	214	7008.05	501
WEST RIDING		ET 561		105	105	0	0	331	0	331	7008.05	407 501
SINGLE FAMILY SUBTOTAL				830	822	0	8	2,589	25	2,615		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.89 C MAP				UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
BENNINGTON (ECHO DALE)	H	FT 122		296	296	0	0	855	0	855	7007.06	904 907 910
DIAMOND FARMS	H	FT 121		270	270	0	0	780	0	780	7008.05	101 102 501 503
DORSEY ESTATES	H	FT 122		49	49	0	0	142	0	142	7007.06	907
FERNSHIRE FARMS/COVENTRY	H	FS 123		342	342	0	0	988	0	988	7008.05	501
ORCHARD PLACE	H	FT 121		156	156	0	0	451	0	451	7008.05	101 103
ORCHARD GLEN		FT 122		33	33	0	0	95	0	95	7008.05	301
PHEASANT RUN (DUPLEXES)	H	FT 122		64	64	0	0	185	0	185	7008.05	301 304 305
SENECA MEWS		FT 121		30	30	0	0	87	0	87	7008.05	
TOWNHOUSE SUBTOTAL				1,240	1,240	0	0	3,584	0	3,584		

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.17 C MAP				UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
DIAMOND SQUARE	R	FT 342		120	120	0	0	260	0	260	7007.06	914
ORCHARD POND	R	FT 122		747	743	4	0	1,612	13	1,625	7007.06	908 918 919
POTOMAC OAKS CONDOS	C	FT 121		540	539	1	0	1,170	3	1,173	7008.05	101 102
QUINCE ORCHARD CLUSTERS	R	FT 122		684	684	0	0	1,484	0	1,484	7008.05	204 301
APARTMENT SUBTOTAL				2,091	2,086	5	0	4,527	16	4,542		

NEIGHBORHOOD 5 TOTAL				4,161	4,148	5	8	10,700	41	10,740		
----------------------	--	--	--	-------	-------	---	---	--------	----	--------	--	--

01-	CITY OF GAITHERSBURG JULY 1999 DWELLING UNITS AND ESTIMATED POPULATION
-----	---

NEIGHBORHOOD 6 GAITHERSBURG NORTH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
--------------------------------------	----------------	-----------------------------------	--------

DWELLING TYPE: SINGLE FAMILY		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT BLOCK	
POPULATION FACTOR: H TAX		TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
3.15	C MAP									
SCATTERED @ WATKINS MILL RD.	FU 341	3	3	0	0	9	0	9	7007.07	903A
SINGLE FAMILY SUBTOTAL		3	3	0	0	9	0	9		

DWELLING TYPE: TOWNHOUSES		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT BLOCK	
POPULATION FACTOR: H TAX		TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
2.89	C MAP									
CARRIAGE HILL	H FT 343	39	39	0	0	113	0	113	7007.07	903A
MONTGOMERY MEADOWS SEC. I	H FT 343	158	158	0	0	457	0	457	7007.07	911 912
MONTGOMERY MEADOWS SEC. II	H FU 341	207	207	0	0	598	0	598	7007.07	905
MONTGOMERY MEADOWS SEC. III	H FU 341	93	93	0	0	269	0	269	7007.07	905
(LAKEFOREST GLEN)										
WOODLAND HILLS	H FT 343	258	258	0	0	746	0	746	7007.07	903A 904
TOWNHOUSE SUBTOTAL		755	755	0	0	2,182	0	2,182		

DWELLING TYPE: APARTMENTS		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT BLOCK	
POPULATION FACTOR: H TAX		TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
2.17	C MAP									
HUNT CLUB	R FT 343	336	333	3	0	723	0	723	7007.07	919A
MONTGOMERY KNOLLS	R FT 343	210	210	0	0	456	0	456	7007.07	911
VILLAGE OVERLOOK (HYDE PARK)	C FT 343	270	270	0	0	586	0	586	7007.07	903
WINDBROOKE CONDOS	C FU 341	130	130	0	0	282	0	282	7007.07	903
APARTMENT SUBTOTAL		946	943	3	0	2,046	0	2,046		

IN	ORHOOD 6 TOTAL	1,704	1,701	3	0	4,238	0	4,238
----	----------------	-------	-------	---	---	-------	---	-------

CITY OF GAITHERSBURG

JULY 1, 1999

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD AREA	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	*OTHER USES NON/RES	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
NEIGHBORHOOD 1	6,040	5,465	43	532	13,044	1,101	14,114
NEIGHBORHOOD 2	2,270	2,259	3	8	5,830	25	5,855
NEIGHBORHOOD 3	3,074	3,010	4	60	7,963	173	8,136
NEIGHBORHOOD 4	5,076	3,013	0	1,967	8,182	4,684	13,014
NEIGHBORHOOD 5	4,161	4,148	5	8	10,700	41	10,740
NEIGHBORHOOD 6	1,704	1,701	3	0	4,238	0	4,238
OVERALL CITY TOTALS	22,325	19,596	58	2,575	49,955	6,025	56,096

APPROVED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,318	740	3,980	2	6,040
NEIGHBORHOOD 2	602	480	1,188		2,270
NEIGHBORHOOD 3	142	1,854	1,078		3,074
NEIGHBORHOOD 4	1,656	1,327	1,835	258	5,076
NEIGHBORHOOD 5	830	1,240	2,091		4,161
NEIGHBORHOOD 6	3	755	946		1,704
OVERALL CITY TOTALS	4,551	6,396	11,118	260	22,325

COMPLETED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,276	710	3,477	2	5,465
NEIGHBORHOOD 2	594	480	1,185		2,259
NEIGHBORHOOD 3	142	1,794	1,074		3,010
NEIGHBORHOOD 4	1,177	957	836	43	3,013
NEIGHBORHOOD 5	822	1,240	2,086		4,148
NEIGHBORHOOD 6	3	755	943		1,701
OVERALL CITY TOTALS	4,014	5,936	9,601	45	19,596

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT	FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,551	20.4%	4,014	20.5%	537	19.7%
TOWNHOUSE UNITS	6,396	28.6%	5,936	30.3%	460	16.9%
APARTMENT UNITS	11,118	49.8%	9,601	49.0%	1,517	55.6%
OTHER	260	1.2%	45	0.2%	215	7.9%
OVERALL CITY TOTALS	22,325	100.0%	19,596	100.0%	2,729	100.0%

Footnotes

* Dwelling units, such as an apartment, currently used for non-residential, e.g. office or storage

** Category of "other" referring to Urban Cottages or institution